

CITY OF SAN ANTONIO

Zoning Commission Agenda

Board Room
First Floor, Development Business Services Center
1901 S. Alamo

February 3, 2004
Tuesday, 11:00 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Bradley T. Peel – District Mayor
Willie M. Dixon – District 2	Jody Sherrill – District 7
Helen Dutmer – District 3	Dr. Morris A. Stribling – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Steven B. Grau – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session presentation by staff to discuss an amendment and revisions to the provisions of the City's Ethics Code pertaining to the annual lobbyist registration, zoning case recommendations and other items for consideration on agenda for February 3, 2004, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of January 20, 2004 Minutes.
7. Z2003173-17 City of San Antonio, Pleasanton Road to the west and Mitchell Lake to the east. (*City Council 3*)
8. Z2003227 Earl & Brown, P. C., 2103 Springvale Drive. (*City Council 4*)
9. Z2004005 City of San Antonio, Historic Preservation Office, 2113 Guadalupe Street. (*City Council 5*)
10. Z2004006 City of San Antonio, Historic Preservation Office, 2223 Guadalupe Street. (*City Council 5*)

11. Z2004014 S Brandt Klutts, 8115 Potranco Road. (*City Council 6*)
12. Z2004017 James Patrick Ackeman, 13600 O'Connor Road. (*City Council 10*)
13. Z2004026 Fieldstone Communities, East of Hunt Lane at the southwest intersection of Vista West Drive and Ingram Road. (*City Council 6*)
14. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
15. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

CASE NO: Z2003173-17

Final Staff Recommendation - Zoning Commission

Date: February 03, 2004

Zoning Commission postponement from September 16, 2003 and denial as MI-1 on November 4, 2003. City Council postponement from December 4, 2003.

Council District: 3

Ferguson Map: 716

Applicant Name:

City of San Antonio

Owner Name:

Multiple Property Owners

Zoning Request: From "DR" Development Reserve to "FR" Farm and Ranch.

Property Location: NCB 11166 P-30A (.714 ACRES) & P-31C (10.95 ACRES); NCB 11166 P-30B & 31B (.819 ACRES); AND CB 4005 P-31B ABS 15 (26.810 ACRES); AND CB 4006 P-5A ABS 3 (9.0 ACRES); CB 4005 P-31 ABS 15 (55.607 ACRES); AND CB 4006 P-5 ABS 3 (4.501 ACRES); CB 4005 P-52A, 52, 53, 54, 55, 32F, 32D, 32E, 33A, 45 ABS 15 ; AND CB 4006 P-6 ABS 3

Property generally bound by Pleasanton Road to the west and Mitchell Lake to the east

Proposal: To implement the Southside Initiative Community Plan

Neigh. Assoc. None

Neigh. Plan Southside Initiative Community Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

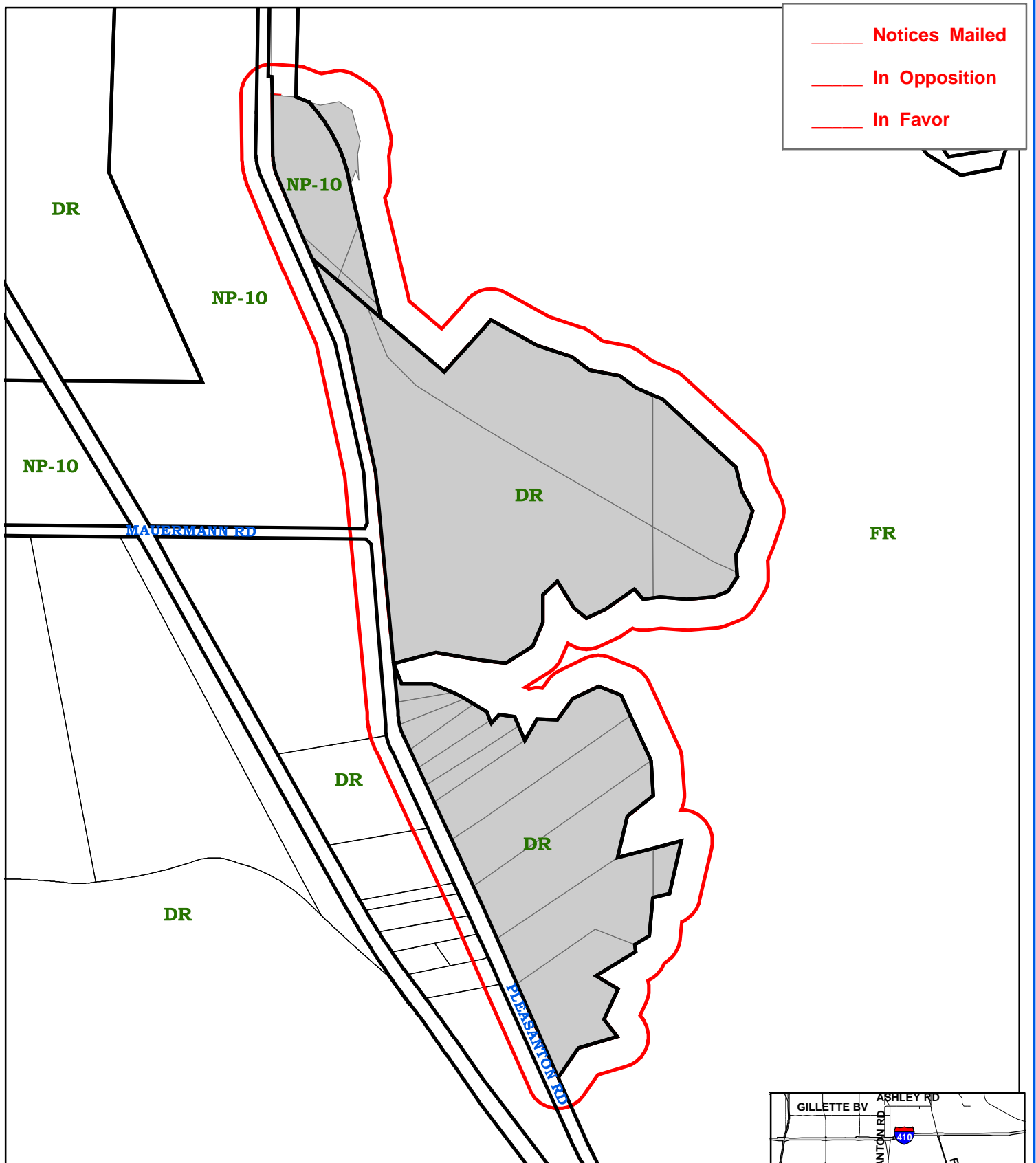
Approval. The proposed zoning is consistent with the land use component of the Southside Initiative Community Plan that designates the property as Agricultural. The subject property consists of approximately 175 acres adjacent to Mitchell Lake. The proposed district allows development that preserves sensitive areas while allowing development in a manner that reflects the rural character and culture of the southside community. The "FR" District allows for future agricultural, low density residential, and commercial village center uses.

CASE MANAGER : Trish Wallace 207-0215

11. Z2004014 S Brandt Klutts, 8115 Potranco Road. (*City Council 6*)
12. Z2004017 James Patrick Ackeman, 13600 O'Connor Road. (*City Council 10*)
13. Z2004026 Fieldstone Communities, East of Hunt Lane at the southwest intersection of Vista West Drive and Ingram Road. (*City Council 6*)
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ZONING CASE: Z2003-173-17

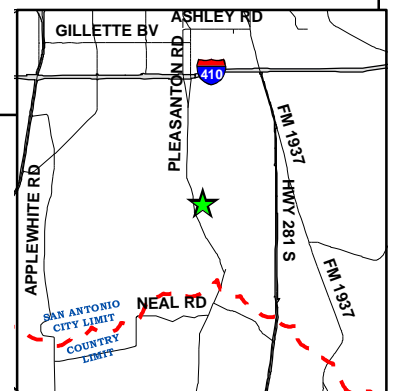
City Council District NO. 3
Requested Zoning Change
From: "DR" To "MI-1"
Date: February 3, 2004
Scale: 1" = 850'

Subject Property
200' Notification

T-0
p.682
D-8



CAOCT_21_2003



CASE NO: Z2003227

Final Staff Recommendation - Zoning Commission

Date: February 03, 2004

Zoning Commission continuance from December 2, 2003, December 16, 2003 and January 6, 2004

Council District: 4

Ferguson Map: 647 E5

Applicant Name:

Earl & Brown, P. C.

Owner Name:

Jeep Investments, LLC

Zoning Request: From "R-6" Residential Single-Family District to "R-4" Residential Single-Family District.

Property Location: 7.408 acres out of NCB 15999

2103 Springvale Drive

Proposal: To develop single family homes

Neigh. Assoc. Springvale Neighborhood Association

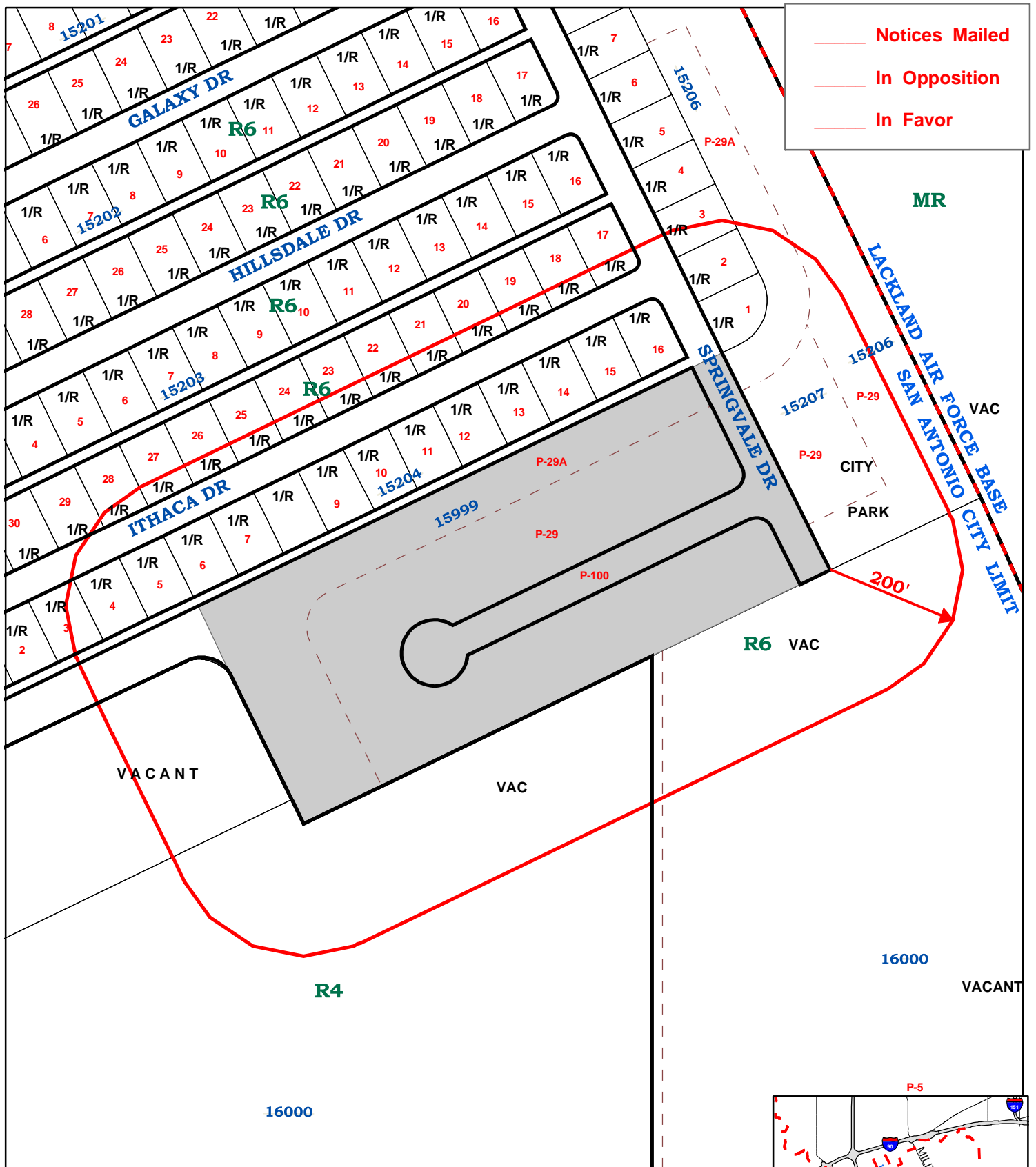
Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property is undeveloped. A City park exists across Springdale Drive and an "R-6" Residential Single-Family District subdivision exists northwest of the property with a planned "R-4" Residential Single-Family District subdivision to the west. The requested density increase to the "R-4" level will permit development of housing comparable to the adjacent land zoned "R-4."

CASE MANAGER : Mona Lisa Faz 207-7945



ZONING CASE: **Z2003-227**

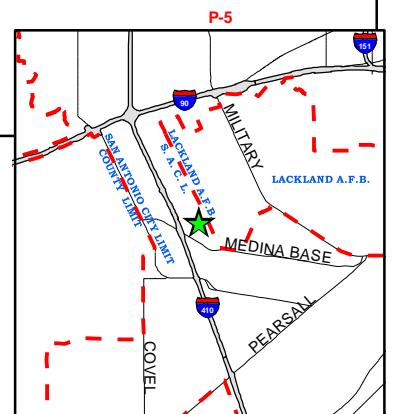
City Council District NO. 4
Requested Zoning Change
From: "R-6" To "R-4"
Date: February 12, 2004
Scale: 1" = 200'

Subject Property
 200' Notification

T-0
p.647
E-5



C:\DEC_2_2003



CASE NO: Z2004005

Final Staff Recommendation - Zoning Commission

Date: February 03, 2004

Zoning Commission: Continuance from January 20, 2004

Council District: 5

Ferguson Map: 616 A6

Applicant Name:

City of San Antonio, Historic Preservation
Office

Owner Name:

Josephine A. Guerrero

Zoning Request: To designate Historic Significant

Property Location: Lot 9B, NCB 2431

2113 Guadalupe Street

The northside of Guadalupe Street between S. Chupaderas and S. Navidad

Proposal: To designate Historic Significant

Neigh. Assoc. Avenida Guadalupe Assn., Inc.

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. On November 19, 2003 the Historic Design and Review Commission (HDRC) recommended a finding of historic significance for this property. This house qualifies as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code:

1. It is a visible reminder of the cultural heritage of the community (35-607, B-1);
2. Its historical, architectural, or cultural integrity of location, design, materials and workmanship (35-607 B-8) ;
and
3. The building has come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607 C-2a).

The property owner has not responded in favor or in opposition to this case.

CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: Z2004-005

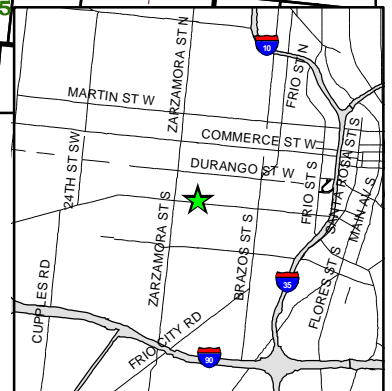
City Council District NO. 5
 Requested Zoning Change
 From: "C-3NA" To "C-3NA HS"
 Date: February 3, 2004
 Scale: 1" = 200'

Subject Property
 200' Notification

T-0
 p.616
 A-6



C:\JAN_6_2004



CASE NO: Z2004006

Final Staff Recommendation - Zoning Commission

Date: February 03, 2004

Zoning Commission: Continuance from January 20, 2004

Council District: 5

Ferguson Map: 616 A6

Applicant Name:

Owner Name:

City of San Antonio, Historic Preservation
Office

Martin De La Rosa

Zoning Request: To designate Historic Significant

Property Location: Lots 7C and 7D, Block 7, NCB 2430

2223 Guadalupe Street

The northeast corner of Guadalupe Street and S. Calavaras

Proposal: To designate Historic Significant

Neigh. Assoc. Avenida Guadalupe Assn., Inc.

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. On November 19, 2003 the Historic Design and Review Commission (HDRC) recommended a finding of historic significance for this property. This house qualifies as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code:

1. It is a visible reminder of the cultural heritage of the community (35-607, B-1);
2. Its historical, architectural, or cultural integrity of location, design, materials and workmanship (35-607 B-8) ;
and
3. The building has come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607 C-2a).

The property owner has not responded to this case.

CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: Z2004-006

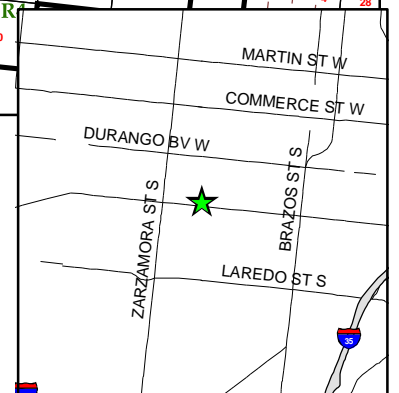
City Council District NO. 5
 Requested Zoning Change
 From: "C-2" To "C-2 HS"
 Date: February 3, 2004
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification

T-0
 p.616
 A-6



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CASE NO: Z2004014 S

Final Staff Recommendation - Zoning Commission

Date: February 03, 2004

Zoning Commission continuance from January 20, 2004

Council District: 6

Ferguson Map:

Applicant Name:

Brandt Klutts

Owner Name:

Clifford Dunham and Peggy Living Trust

Zoning Request: From "C-3" General Commercial District, "C-2" Commercial District and "R-6" Residential Single-Family District to "C-3 NA S" General Commercial District, Nonalcoholic Sales with a specific use authorization for a mini-warehouse facility over 2.5 acres.

Property Location: 3 acres out of Lot 6A, NCB 18288

8115 Potranco Road

Proposal: To allow a mini-warehouse facility

Neigh. Assoc. None

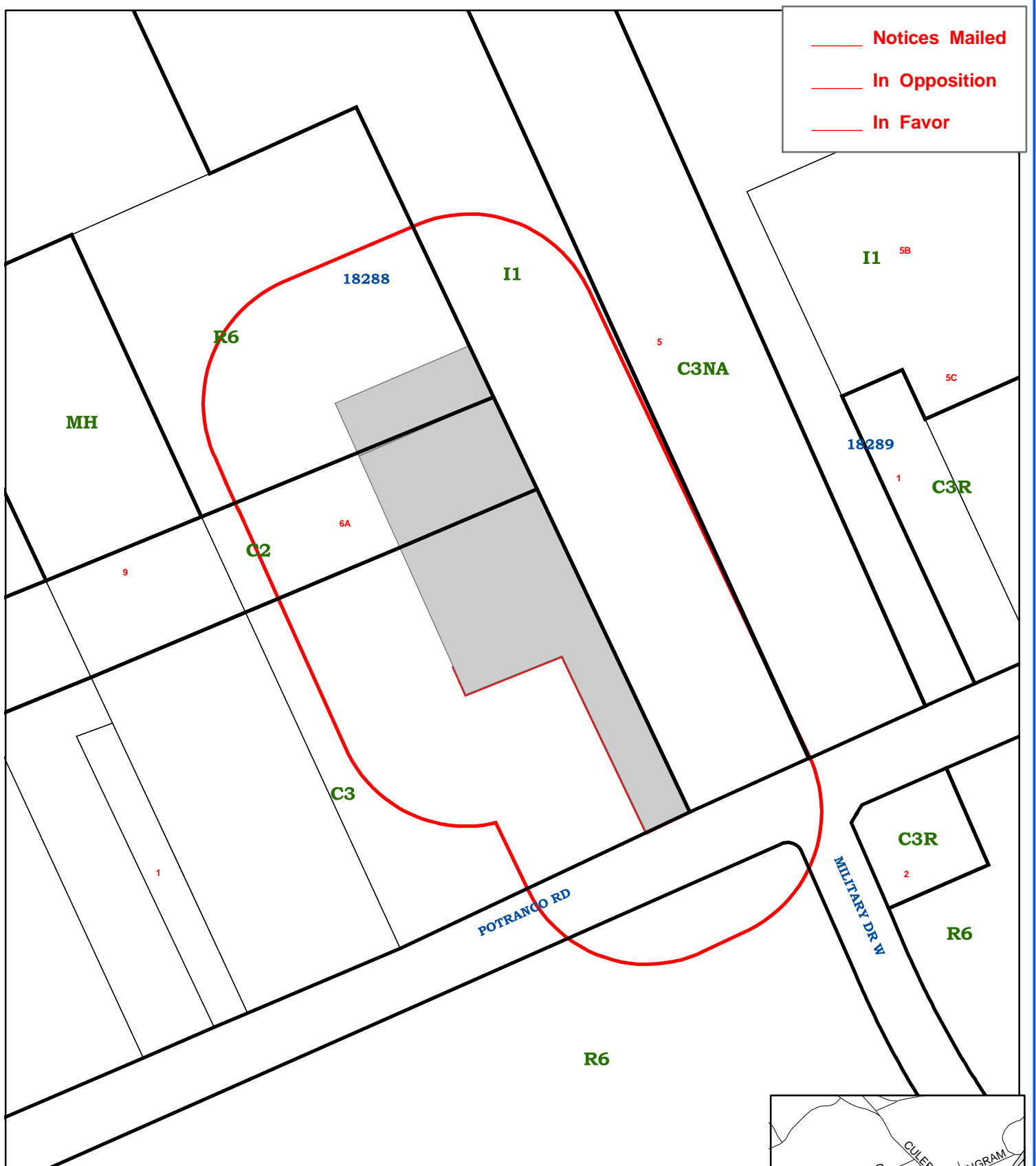
Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

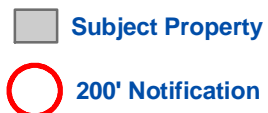
Approval. The subject property is currently zoned "C-3, C-2 and R-6" and is located at the intersection of two major thoroughfares. The property is vacant and the adjacent land is undeveloped. The subject property is surrounded by industrial, commercial and some residential zoning. The rezoning would be consistent with the development pattern of the area. The rezoning to "C-3 NA S" with a specific use authorization for a mini-warehouse facility over 2.5 acres will not adversely affect the surrounding area.

CASE MANAGER : Richard Ramirez 207-5018



ZONING CASE: Z2004-014 S

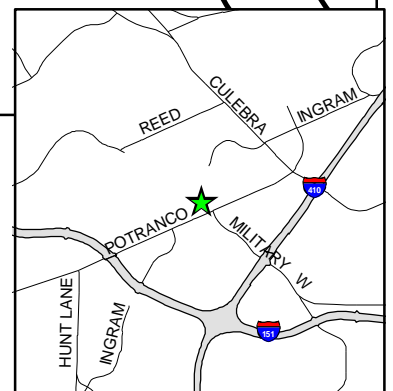
City Council District NO. 6
 Requested Zoning Change
 From: "C-3,C-2,R-6" To "C-3 NA S"
 Date: February 3, 2004
 Scale: 1" = 200'



T-0
 p.613
 C-1



C:\JAN_6_2004
 (Z. A.)



CASE NO: Z2004017 C

Final Staff Recommendation - Zoning Commission

Date: February 03, 2004

Zoning Commission (amended) continuance from
January 20, 2004

Council District: 10

Ferguson Map: 553 A1

Applicant Name:

James Patrick Ackeman

Owner Name:

Bruce Shepard

Zoning Request: From "C-2" Commercial District to "C-2 NA C" Commercial Non Alcoholic Sales District
with a conditional use for a mini-storage facility.

Property Location: Lot 76 BLK 1 NCB 16273

13600 O'Connor Road

Proposal: To allow mini-storage units

Neigh. Assoc. Woodstone Neighborhood Association

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property is adjacent to "C-3" General Commercial District to the south, "C-2" Commercial District to the west across O'Connor Road and to the north, and with an "R-6" Single-Family Residential District to the east. The subject property is located on O'Connor Road, a major thoroughfare. Considering the adjacent single-family residential neighborhood to the east the recommended zoning would preserve the integrity of the development scheme of the area. Staff recommends the following conditions:

1. A six (6) foot solid screen fence shall be constructed/maintained along the eastern property line;
2. A type "C" Landscape buffer shall be maintained along all adjacent residentially zoned property; and
3. All lighting shall be directed away from the residential neighborhood.

CASE MANAGER : Mona Lisa Faz 207-7945

CASE NO: Z2004026

Final Staff Recommendation - Zoning Commission

Date: February 03, 2004

Council District: 6

Ferguson Map: 613 AB 3-4

Applicant Name:

Fieldstone Communities

Owner Name:

Lakeside Properties, Ltd.

Zoning Request: From "I-1" General Industrial District and "C-3 R" General Commercial Restrictive Alcoholic Sales District to "R-5" Residential Single-Family District on 53.482 acres and "R-4" Residential Single-Family District on 43.908 acres.

Property Location: 53.482 acres out of NCB 15329 and 43.908 acres out of NCB 15849

East of Hunt Lane at the southwest intersection of Vista West Drive and Ingram Road

Proposal: To develop single family homes

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Level one TIA was submitted as required

Staff Recommendation:

Approval. The subject property is undeveloped. The property is surrounded by undeveloped land to the north, east and west, with a single-family residential development to the south. The requested "R-5" and "R-4" from "I-1" and "C-3 R" is a "down" zoning that will be more compatible with the adjacent residential zoning to the south and west. The required level one Traffic Impact Analysis yielded that the proposed development is not expected to have a significant impact on traffic flow conditions in and around one-quarter mile radius near the FM 1957 and New Hunt Lane intersection and State Highway 151 and Ingram Road intersection.

CASE MANAGER : Mona Lisa Faz 207-7945

